



**WOOD COUNTY PLANNING COMMISSION
AGENDA
DECEMBER 6th 2016 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, December 6th, 2016 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the October 2016 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for October and November 2016 will be reviewed.

ZONING TROY TOWNSHIP

The Troy Township Zoning Commission has submitted a series of text amendments to the current Troy Township Zoning Resolution. Said amendments address parking lot screening, buffer strips and signs.

ZONING LIBERTY TOWNSHIP

A Mr. Tony Wulff submitted an application to rezone a 1.09 acre parcel of land in Section 2 of Liberty Township from an A-1 Agricultural zoning classification to an R-2 Residential zoning classification. The purpose of the request is that the applicant wishes to convert an existing building located on the subject property currently being used for migrant housing into a multi-family apartment building. Said parcel is located on the east side of Rudolph Road between Kramer and Portage Roads.

LAND USE PLAN UPDATE

Emily Crow of McBride Dale Clarion will present the draft Land Use Plan to the Planning Commission members for review and discussion. Ms. Crow will also review a draft summary booklet of the plan that contains the guiding principles, development types, an implementation work plan and a map of the land use management areas.

CHAIRMAN /COMMISSION MEMBERS/PUBLIC TIME

DIRECTOR'S TIME

Land Use Plan Open House on 12/7/2016 at Wood County Library

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – ZONING TROY TOWNSHIP

APPLICANT(S)

Troy Township Zoning Commission
6505 Five Point Road
Perrysburg, OH 43551

PROPOSAL

The Troy Township Zoning Commission has submitted a series of text changes to the current Troy Township Zoning Resolution. These items consist of “housekeeping” items.

ATTACHMENTS:

1-A: copy of amendments

STAFF ANALYSIS

As stated above, this item consists of various housekeeping items to the current Troy Township Zoning Resolution. These items deal primarily with landscaping and buffering requirements. There are also changes to the procedural section and the sign section.

STAFF RECOMMENDATION

These items consist of small adjustments to what is already in place in the Troy Township Zoning Resolution. Given this, the Planning Commission Staff recommends that the Planning Commission recommend to Troy Township that the Township approve these amendments.

ITEM # 2 – ZONING LIBERTY TOWNSHIP

APPLICANT(S)

Tony Wulff
1329 Greensburg Pike
Portage, OH 43451

PROPOSAL

Applicant has requested that a 1.09 acre parcel of land in Section 2 of Liberty Township be rezoned from an A-1 Agricultural Zoning Classification to an R-2 Zoning Classification. The purpose of this request is that the applicants wish to convert an existing structure on the parcel being used as a migrant housing facility to a multi-family apartment building.

LOCATION

The parcel consists of 1.09 acres on the east side of Rudolph Road between Kramer and Portage Roads.

LAND USE AND ZONING

The parcel is currently zoned A-1 Agricultural. All lands surrounding the parcel are also zoned A-1 Agricultural. Land use in the area is agricultural and low density residential. The applicant is currently served by sanitary sewer, and water is available to the south on Powell Road. There are no floodplains or wetlands in the area, and the Wood County Land Use Plan has designated this parcel as being located in an urban – small town expansion area.

ATTACHMENTS

2 – A: location map

STAFF ANALYSIS

As stated in the summary above, this request involves rezoning an existing parcel of land from an A-1 Agricultural Zoning Classification to an R-2 Residential Zoning Classification. The reason for the request is that the parcel currently has a migrant housing facility on it, and the applicant wants to change that use to a multi-family apartment housing use.

Migrant housing is regulated by the Ohio Department of Health. This agency would have done the permitting for the current use, and typically true migrant housing uses do not need to have the underlying land rezoned as they are an agricultural use.

The applicant has indicated that the structure is currently tapped into the sanitary sewer system that fronts the property. If public water is not being used, then the Wood County Health Department will need to evaluate the existing well or water supply for the existing housing. Depending on the situation, the applicant may need to work with the Ohio EPA on the drinking water source. There is public water at Powell Road to the south of the parcel. The applicant would be able to use this source, but it would have to be extended at the applicant's cost.

The proposed end use does somewhat conform to what the existing Land Use Plan has slated for this area. The main issue with this proposal is the issue of spot zoning. As noted above, all parcels surrounding the subject parcel are zoned A-1 Agricultural. The closest area that is zoned a classification other than A-1 Agricultural is a small strip of land to the southeast of the parcel along the north side of Powell Road, which is zoned R-1 Residential. Given this, there is little question as to whether or not a spot zoning situation would be created.

ITEM # 2 – ZONING LIBERTY TOWNSHIP – CONTINUED

A multi-family use currently exists on the property. While this use exists, it exists because it was constructed under the requirements of the Ohio Department of Agriculture. The requirements of using this property for migrant housing does not require a rezoning of the underlying property. It is important to bear in mind that while this use occurs, it exists under guidelines set forth from another agency. As always with rezoning requests, the Planning Commission is only making a recommendation to the township, and if the property is rezoned, then any uses permitted in an R-2 District would be allowable.

STAFF RECOMMENDATION

In the staff's opinion, the primary issue with this request is the spot zoning creation. There is no doubt that by allowing the subject parcel to be rezoned to an R-2 zoning classification, a spot zoning situation is being created. While it is acknowledged that some form of a multi-family use is currently occurring on the parcel, rezoning the parcel to a classification that is out of place with the zoning classifications around it would create a worse situation. This would occur by opening the door to any use in an R-2 district.

Given the spot zone situation, the Planning Commission Staff recommends that the Planning Commission recommend to Liberty Township that the Township deny this request.

LAND USE PLAN UPDATE

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Please continue to review the draft plan that was mailed to you and bring with you any questions, concerns, notations, suggestions or items for discussion. Additionally, review the attached summary booklet that will accompany the land use plan as a quick reference tool for the public and Planning Commission members and staff.